

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **July 2, 2007**

Members Present-

Brad Cornelius-Acting Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice Chairperson, Barry Ginn-Barrineau Ginn and Associates, Inc., Skip Lukert-Building Official, Becky Howard – Deputy Clerk, Lee Hawkins-Attorney, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from June 25, 2007. Mr. Stevens seconded the motion, and the motion carried.

New Business:

VOS: Unit 133 – Major Development – Final Plat Review

Property location: Villages of Sumter District 7 – located adjacent to Hadley Neighborhood Recreation Center on the northeast intersection of Morse Boulevard and O'Dell Circle

Bill Bowsky, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 151-lot/5-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mrs. Howard, Mr. Lukert, Mr. Hawkins, Mr. Stevens, and Mr. Cornelius had no comments. Mrs. Parker stated the Villages Public Safety Office had no comments. The County Engineer had no comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project.

Progress Energy Substation – Major Development – Preliminary & Engineering Review

Property location: located ¼ mile west of SR 471 on the south side of C-48 adjacent to Jumper Creek Manor subdivision

Armand Dao, Progress Energy, was present and requested preliminary and engineering approval to construct an electrical substation. Mrs. Webb's comments consisted of providing a copy of the driveway permit from Sumter County Public Works, providing the engineer contact information, providing the zonings and land uses for the subject and abutting properties, providing a permit or exemption letter from Southwest Florida Water Management District, labeling the proposed

setbacks and heights for all structures, providing a vicinity map at a scale of no less than 1" equals 1 mile, and placing the engineers' printed name on all sheets. Mrs. Webb stated Fire Services reviewed the plans and determined they were acceptable as submitted. Mrs. Howard and Mr. Hawkins had no comments. Mr. Lukert inquired whether this site would contain a building, and if so, what type. Mr. Dao replied it will be a pre-fabricated building on a foundation with no plumbing. Mr. Lukert explained to Mr. Dao building permits are required. Engineering comments consisted of providing a vicinity map, revising the impervious surface table on drawing S-496-D200 (sheet 1 of 1) by deleting the foot symbol, correcting the spelling of "covered" on general note 3 on drawing S-496-D200 (sheet 1 of 1), revising general note 4 on drawing S-496-D200 (sheet 1 of 1) to state "shall require a right-of-way permit", providing the land uses and zonings for all adjacent parcels on drawing S-496-D200 (sheet 1 of 1), providing the future land use for the subject parcel on drawing S-496-D-200 (sheet 1 of 1), providing spot elevations for all on-site grading activities on drawing S-496-D101 (sheet 1 of 2), indicating whether a culvert will be required for the driveway connection to C-48, clarifying the construction activity at the driveway connection to show either a swaled or culverted driveway, providing basin boundaries and projected drainage flow paths on drawings S-496-D101 (sheet 1 of 2), correcting/clarifying the legend on drawing S-496-D101 (sheet 1 of 2) to reflect the correct fill elevations, showing Section C-C on the plans, correcting the slopes on Section B-B on drawing S-496-D101 (sheet 2 of 2), and labeling the dimension of the stop bar from the edge of the travel lane on drawing S-496-D102 (sheet 2 of 2). Public Works' comment consisted of installing an 18" culvert in conjunction with the proposed driveway with the pipe being aligned with the ditch flow line. Mr Dao requested to use multi pipe, in which Mr. Stevens stated was acceptable. Mr. Cornelius stated Florida Statutes (Chapter 163.3208) exempts substations from special use approval subject to appropriate buffering and setback standards.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mr. Lukert seconded the motion, and the motion carried.

Meeting adjourned at 2:10 p.m.

The next meeting is scheduled for July 9, 2007.